

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Nashville-Davidson

State: TN

PJ's Total HOME Allocation Received: \$48,965,686

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	93.89 %	89.68 %	1	90.66 %	81	79	
% of Funds Disbursed	81.29 %	80.75 %	5	81.06 %	40	39	
Leveraging Ratio for Rental Activities	1.43	1.55	3	4.62	18	22	
% of Completed Rental Disbursements to All Rental Commitments***	80.13 %	82.70 %	7	81.27 %	25	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.26 %	76.04 %	3	68.23 %	71	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	46.42 %	63.68 %	7	79.86 %	4	4	
% of 0-30% AMI Renters to All Renters***	28.79 %	42.53 %	7	44.82 %	21	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	49.65 %	69.50 %	8	94.65 %	1	2	
Overall Ranking:			In State:	8 / 8	Nationally:	8 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,613	\$13,719		\$25,419	1,299 Units	42.00 %	
Homebuyer Unit	\$12,835	\$12,238		\$14,530	1,111 Units	36.00 %	
Homeowner-Rehab Unit	\$17,908	\$24,422		\$20,251	676 Units	21.90 %	
TBRA Unit	\$75	\$10,320		\$3,156	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,407	\$75,379	\$19,145
State:*	\$41,243	\$68,207	\$31,921
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.7	27.3	25.6	100.0
Black/African American:	60.9	67.5	74.2	0.0
Asian:	0.2	0.8	0.0	0.0
American Indian/Alaska Native:	0.5	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	1.4	0.0	0.0
Asian/Pacific Islander:	0.2	0.2	0.2	0.0

ETHNICITY:

Hispanic	4.0	2.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	38.8	28.5	50.5	0.0
2 Persons:	24.9	25.7	26.1	0.0
3 Persons:	20.3	23.0	10.8	0.0
4 Persons:	11.1	14.4	7.1	100.0
5 Persons:	3.2	5.5	4.1	0.0
6 Persons:	0.6	1.3	0.6	0.0
7 Persons:	0.2	1.0	0.8	0.0
8 or more Persons:	0.2	0.7	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.2	32.9	14.3	0.0
Elderly:	16.3	1.5	57.7	0.0
Related/Single Parent:	14.2	45.1	15.2	0.0
Related/Two Parent:	5.1	16.5	6.8	100.0
Other:	2.5	4.1	6.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.6	0.9 [#]
HOME TBRA:	0.3	
Other:	10.0	
No Assistance:	46.2	

of Section 504 Compliant Units / Completed Units Since 2001 106

* The State average includes all local and the State PJs within that state

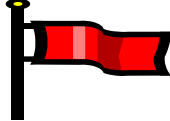
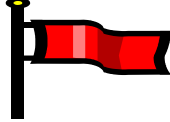
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 8
(Percentile)
State Rank: 8 / 8 PJs Overall Rank: 12
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	80.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	46.42	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	49.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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